

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	88.18 %	92.92 %	18	92.07 %	18	22	
% of Funds Disbursed	87.56 %	87.33 %	10	84.14 %	63	62	
Leveraging Ratio for Rental Activities	2.4	7.78	17	4.79	26	30	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.20 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	96.16 %	74.93 %	2	69.74 %	95	93	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.21 %	82.07 %	12	80.97 %	37	38	
% of 0-30% AMI Renters to All Renters***	48.66 %	50.76 %	13	45.50 %	55	54	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.72 %	97.38 %	18	95.55 %	22	24	
Overall Ranking:			In State:	9 / 19	Nationally:	73 74	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$24,820	\$27,206		\$26,831	748 Units	81.40 %	
Homebuyer Unit	\$9,879	\$16,143		\$15,029	140 Units	15.20 %	
Homeowner-Rehab Unit	\$17,546	\$15,345		\$20,806	31 Units	3.40 %	
TBRA Unit	\$0	\$4,019		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fall River MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,979	\$77,158	\$19,316
State:*	\$148,085	\$103,120	\$23,596
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	79.4	92.1	87.1	0.0	Single/Non-Elderly:	31.8	31.4	22.6	0.0
Black/African American:	10.9	3.6	6.5	0.0	Elderly:	27.1	3.6	35.5	0.0
Asian:	0.1	0.7	0.0	0.0	Related/Single Parent:	30.4	21.4	12.9	0.0
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	8.8	39.3	25.8	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0	Other:	2.0	4.3	3.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.7	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.8	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	6.2	2.9	6.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.8	30.0	41.9	0.0	Section 8:	33.3	0.0 [#]		
2 Persons:	20.3	19.3	25.8	0.0	HOME TBRA:	0.0			
3 Persons:	12.0	26.4	6.5	0.0	Other:	14.7			
4 Persons:	7.9	14.3	16.1	0.0	No Assistance:	52.0			
5 Persons:	3.2	7.1	6.5	0.0					
6 Persons:	1.1	2.9	3.2	0.0					
7 Persons:	0.4	0.0	0.0	0.0					
8 or more Persons:	0.1	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			136	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fall River State: MA Group Rank: 73
 (Percentile)
 State Rank: 9 / 19 PJs Overall Rank: 74
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	96.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	93.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.16	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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